



**SCOTTSDALE HOUSING BOARD
3rd Floor Conference Room
7447 E Indian School Road
October 14, 2003
MINUTES**

PRESENT: Chair Person Barbara Williams
Board Members: Jeffrey Burg, Del Monte Edwards and Tamela Nagy

ABSENT: Vice Chairman Robert Southworth
Board Member Joseph Priniski

STAFF: Molly Edwards, Monique de los Rios-Urban, Don Hadder

CALL TO ORDER

Chair Person Williams called to order the meeting of the Scottsdale Housing Board at 5:10 p.m.

APPROVAL OF SEPTEMBER 9, 2003 MINUTES

Board Member Edwards moved for approval of the September 9, 2003 meeting minutes. Mr. Burg seconded the motion, which carried 4-0.

HEALTH SURVEY PRESENTATION

Monique De Los Rios-Urban, Senior Planner with Community and Development Services, was present to discuss a program designed to pinpoint neighborhood priorities, where they are located, to help decide where to place financial and staff resources, and to see how many projects were already funded. A 'windshield survey' or 'health survey' was completed in a 13 square mile area south of Chaparral and about 50 miles was driven in the survey. Factors such as code violations, age of structures, and sidewalk or pavement conditions were noted and entered into a database. Conditions of the area were ranked from 1 – 5, with 1 being poor and 5 being outstanding. Queries were then made to the database and maps were created showing locations in the city where different factors were located. Staff then looked for patterns of poor conditions to see where concentrations of problems might be and where help might be needed. Maps were presented which indicated where homes were located that were built in the 1950's, 1960's, and newer, as well as maps indicating where poor pavement conditions existed, where poor structures or landscape existed, etc., indicating a declining neighborhood.

Monique said staff would like to do the same survey every two years. Ms. Edwards said this presentation could set the foundation for what this board was trying to accomplish with their strategic plan.

PRESENTATION OF SCOTTSDALE'S HOUSING HISTORY AND CURRENT EFFORTS IN DOWNTOWN

Don Hadder of the Planning Department distributed a document titled "A Brief History of Housing in the Indian Bend Area of Scottsdale" and reviewed each of the four phases in the city's history.

During the Early Town Phase between 1950-1956, population was about 3,000 and infrastructure was limited. Sherwood Heights was one of the first subdivisions in Scottsdale and was built in 1954. During the Single Family Housing Explosion Phase from 1957-1966, Motorola plants and ASU figured into the increased population of about 55,000. Most new homes were built under County standards and then annexed by Scottsdale. Homes were mostly built of block because wood was so expensive then. In the Maturing Phase of 1967-1979, home building slowed, but townhomes and patio homes were becoming popular. Scottsdale also began taking on a resort image. In the Infill Phase from 1980 to present, a trend emerged to convert rental multi-family housing into owner occupied condos. There was also an explosion of growth in north Scottsdale.

Mr. Hadder then distributed a document titled "Downtown Housing Trends, Fall 2003" which listed 6 items: Single units over businesses, lofts, exclusive condos such as The Waterfront, edge of downtown condos, attractions for living downtown, and other trends to watch such as more boutique hotels and timeshares as well as other rising 'urban' cultures around the valley.

CHAIR'S REPORT

Chairperson Williams discussed the Economic Development Governor's Conference in Prescott she recently attended in regard to housing and development and Community Facilities Districts (CFDs). Mr. Hadder noted that McDowell Mountain Ranch and DC Ranch were examples of CFDs. In further response to Chairperson Williams, Mr. Hadder said parts of downtown Scottsdale were done as Improvement Districts (IDs) and that CFDs were available as a mechanism if merchants were willing to tax themselves. It had to be public infrastructure on public land.

Chairperson Williams also reported on a trip to San Jose CA with Deputy City Manager Ed Gawf and Rich Crystal along with over 50 others from the Valley. They flew in to San Jose then took a bus trip with the mayor through town, learning a lot about housing and how to get it done. Without the business community getting involved, it never would have happened.

In regard to the Smitty's site, Chairperson Williams noted that Councilman Ortega and the Bank of America had put together a program with incentives to keep families together.

Chairperson Williams also met with HUD recently to look at a regional housing plan.

Chairperson Williams distributed several flyers on upcoming conferences and encouraged board members to attend.

STAFF REPORT

Ms. Edwards said staff was still in contract negotiations with Rich Crystal and she hoped to finalize things this week.

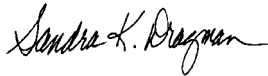
OPEN CALL TO THE PUBLIC (A.R.S. 38-431.02)

No members of the public were present.

ADJOURNMENT

With no further business to discuss, the meeting adjourned at 7:20 PM

Respectfully submitted,

A handwritten signature in cursive script, reading "Sandra K. Dragman".

Sandy Dragman
Recording Secretary